

# Memorandum



**Date:** August 18, 2006

**To:** Diane O'Quinn-Williams, Director  
Department of Planning and Zoning

**From:** Jose Gonzalez, P.E., Assistant Director  
Environmental Resources Management

**Subject:** DIC #Z2004000255-3<sup>rd</sup> Revision  
Irwin Potash, et al  
North Side of S.W. 152<sup>nd</sup> Street and East of Theoretical S.W. 97<sup>th</sup> Avenue  
District Boundary Change from EU-M to OPD  
21-55-40

RECEIVED  
AUG 25 2006

MIAMI-DADE COUNTY  
DIRECTOR'S OFFICE  
DEPT. OF PLANNING & ZONING

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DERM has reviewed the subject application for a district boundary change, and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida. Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

## Potable Water

The subject property is located within the franchised water service area of the Miami-Dade Water & Sewer Department (MDWASD). Public water abuts the property in the form of a 36-inch main. Connection of the proposed development to the public water supply system shall be required. The estimated demand for this project is 30,000 gallons per day (gpd), not including irrigation demands.

The source of water for these mains is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project, DERM will require that water-conserving plumbing fixtures be installed, in accordance with the requirements of the South Florida Building Code, in order to use the southeast Florida water resources more efficiently.

It is recommended that the landscaping conform to Xeriscape concepts. Included in these concepts is use of drought-tolerant plants, which reduces use of turf grass, together with efficient irrigation system design. Details of Xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

## Sewer Service

The subject property is located within the MDWASD's franchised sewer service area. The closest public sanitary sewer is a 12-inch force main located approximately 1,200 feet west of the site along S.W. 152<sup>nd</sup> Street. Downstream flow is directed to the South District Treatment Plant, which has adequate capacity to meet projected demands from this project. Connection of the proposed

development to the public sanitary sewer system will be required, in accordance with Code requirements.

Existing public water and public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards, subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted, if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted, in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

#### Stormwater Management

The adjacent C-100 Canal is owned by the South Florida Water Management District (SFWMD), and approval from the SFWMD will be required for any work within the canal or its right-of-way. Positive drainage systems or direct discharge of stormwater runoff into the neighboring canal are not permitted. Therefore, DERM will require that a berm with a top elevation of one foot above flood criteria be placed along the canal, in order to prevent direct discharge of stormwater runoff into the canal. A Class II Permit would be required for the construction of drainage system with an outfall into a canal.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to site development, final plat or Public Works Department approval of paving and drainage plans. The applicant is advised to contact DERM Water Control Section for further information regarding permitting procedures and requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP, subject to compliance with the conditions required by DERM for this proposed development order.

#### Wetlands

The subject site is not located in jurisdictional wetlands, as defined in Section 24-5 of the Code; therefore a Class IV Permit for work in wetlands will not be required by DERM.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

### Natural Forest Resources

The subject project is located approximately 2,700 feet west of a natural preserve area known as Rockdale Pineland, which is owned by Miami-Dade County. The preserve was acquired by the Environmentally Endangered Lands (EEL) Program for the purpose of long-term conservation, and is a designated Natural Forest Community (NFC). This pine rockland preserve is undergoing active land management and restoration. Pine rocklands are natural upland ecosystems in Florida that are fire-dependent. Under natural conditions, fire is needed to maintain an open landscape and the diversity of native plant and animal species that these preserves were acquired to protect. In addition, frequent burning reduces the possibility of wildfires. Firebreaks and grassy buffers are used to control planned burns and wildfires.

The subject property lies within the potential smoke dispersion corridor of this pine rockland habitat. Consequently, periodic smoke events and embers from unexpected wildfires and prescribed burns may affect the property. Given these air quality issues, particularly in consideration that these will be medical facilities serving persons with health problems, project design should take into account, the likelihood of occasional, very hot fires that produce dense smoke, ash and possibly hot embers.

### Tree Preservation

According to the site plan submitted along with the zoning application, specimen-sized tree(s) (trunk diameter 18 inches or greater) will be impacted. Section 24-49.2 of the Code requires preservation of specimen trees whenever reasonably possible. Prior to the removal or relocation of any tree on-site, which is subject to the Tree Preservation and Protection provisions of the Code, a Miami-Dade County Tree Removal Permit, which meets the requirements of Sections 24-49.2 and 24-49.4 of the Code, is required. Be advised that, pursuant to Section 24-49.2(II)(1) of the Code, evaluation of permit applications for the removal of specimen trees include, but is not limited to, factors such as, size and configuration of the property, as well as any proposed development, location of tree(s) relative to any proposed development, and whether or not the tree(s) can be preserved under the proposed plan or any alternative plan.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application. The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

### Enforcement History

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System, and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

### Concurrency Review Summary

The Department has conducted a concurrency review for this application, and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency, subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement, and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code, and therefore, it may be scheduled for public hearing. Furthermore, this memorandum shall constitute DERM's written approval to that effect, as required by the Code.

cc: Nick Nitti, DIC Coordinator